



JAMES  
ANDERSON



## TO LET

Albury Road, Guildford, GU1

**£1,900 Per Month**

Per Month

TWO DOUBLE BEDROOMS | PRIVATE BALCONY | ALLOCATED PARKING

Currently undergoing redecoration, an exceptional two bedroom apartment with a private balcony in a newly built and beautifully designed development in central Guildford. The generous, well designed, open plan kitchen and reception area provides the perfect environment in which to relax and entertain. The spacious main bedroom benefits from built in wardrobes. There is a second double bedroom with built in wardrobes and a generous sized bathroom. Further benefits include underfloor heating, allocated parking and lift access. Guildford has excellent commuter links and connections, due to its location between London and Portsmouth. Being adjacent to the A3 ensures ready access to the M25, and beyond, for a smooth commute or day trip; with two nearby rail stations as well.

\*The photos demonstrate the flat when it was set up as a show home\*



Two Double Bedrooms



Bathroom



Unfurnished



Fully Fitted Modern Kitchen



EPC B | Council Tax Band C | Deposit £2192.30



London Road Train Station



Weyfield Primary School



Central Guildford



Allocated Parking

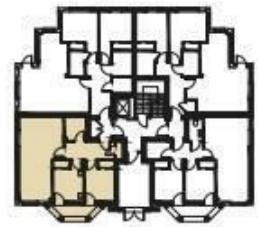
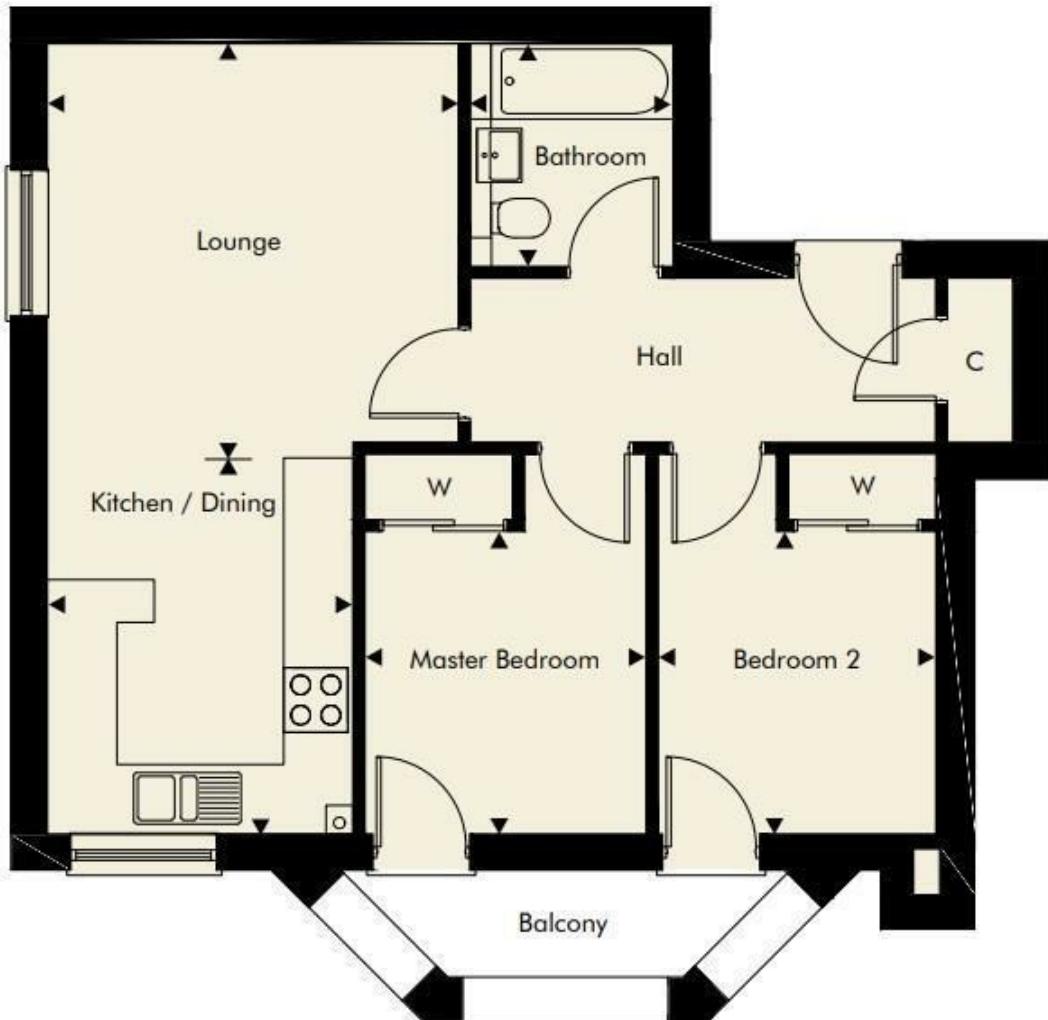


Holding Deposit £438.46 | Minimum Term 12 Months



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

**0208 876 6611**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>	

